



## IMPORTANT DATES:

- Aug 17 Planning Commission - San Dieguito Community Plan Revisions General Plan Amendment (GPA 12-003)
- Aug 20 Site Implementation Agreement - Public Review ends
- Sep 12 Board hearing to report on which Very Low Complexity category property specific requests could be included with the "Cleanup" process.

For more information and additional upcoming meetings, please visit the Calendar on the Advance Planning [Web Site](#).

## Recent Actions

### Planning Commission Recommends Approval of Wind Energy Zoning Ordinance Amendment and General Plan Amendment

Draft Ordinance/GPA/DEIR: <http://www.sdcounty.ca.gov/dplu/ordamend.html>

April 13 Planning Commission Report: <http://www.sdcounty.ca.gov/dplu/pcnext.html>

May 11 Planning Commission Workshop:

[http://www.sdcounty.ca.gov/dplu/PC/sop/PCHearing\\_stream.html](http://www.sdcounty.ca.gov/dplu/PC/sop/PCHearing_stream.html)

Staff presented this project at the April 13 Planning Commission. The Commission voted unanimously to conduct a workshop to become more informed about the various project issues before making a recommendation on the project. A workshop was conducted May 11 where the Commission identified areas that needed to be researched further and directed staff to return July 20 to present the results of this additional research. After hearing that report and considering public testimony July 20, the Commission recommended the Board of Supervisors approve the Wind Energy Zoning Ordinance Amendment and General Plan Amendment with additional recommendations. The Board is scheduled to consider the amendments in October.

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### General Plan Implementation Zoning Cleanup (POD 12-002) - Board of Supervisors Hearing July 25

The draft ordinance and draft maps:

<http://www.sdcounty.ca.gov/dplu/advance/zoningcleanup.html>

The Board of Supervisors unanimously approved the General Plan Implementation Zoning Cleanup July 25. The project consisted of property specific zoning changes and Zoning Ordinance Amendment text changes with regard to the General Plan Update. As part of the General Plan Update adoption in August 2011, thousands of parcels were rezoned with new use regulations and development regulations, such as building types, lot sizes or special area regulations in property specific zoning. The changes in property specific zoning included correcting oversights and split-zoning revisions which were cleaned up comprehensively with a countywide rezone cleanup. Also amendments to the Zoning Ordinance text were made to the Use Regulation compatibility matrix to include provisions to address allowance for special circumstances.

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## Proposed General Plan Amendments

### San Dieguito Community Plan Revisions General Plan Amendment (GPA 12-003) - Planning Commission Hearing Aug. 17

This is a County initiated General Plan Amendment (GPA) to change text regarding the Rancho Cielo Specific Plan contained within the San Dieguito Community Plan. This GPA was initiated by the County May 10 in accordance with the direction provided during the May 9 (1) Board of Supervisors meeting for the Rancho Cielo Specific Plan Amendment (SPA 05-004). Changes to the Community Plan are proposed to correct a long standing inconsistency in the written description of the Rancho Cielo Specific Plan. The corrections will not change the overall density or the maximum number of residential units allowed by the Rancho Cielo Specific Plan - 0.27 dwelling units per acre and 719 units respectively. The proposed action will make the Community Plan text describing the Rancho Cielo Specific Plan internally consistent as required by Government Code Section 65300.5. A Planning Commission hearing on this amendment is scheduled for August 17. A hearing before the Board of Supervisors will be scheduled for September.

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### Property Specific Requests General Plan Amendment (GPA 12-005) – Board of Supervisors Sept. 12

On June 20 and June 27, the Board directed staff to process a General Plan Amendment (GPA) for 47 property specific requests and to explore options that would

allow the County to recover some costs of that amendment process from the property owners who have requested it. However, on July 25, the Board did not support any of the options presented to them; therefore, the processing of the GPA for the 47 property specific requests will be fully funded by San Diego County, at no cost to property owners. In response to Board direction, staff will be returning to the Board on September 12 with a report on which of the "Very Low Complexity" category of property specific requests could be processed with the General Plan "Cleanup", rather than the Property Specific Request GPA. Additional information on the June 20, June 27 and July 25 hearings is available at:

[http://www.sdcounty.ca.gov/dplu/gpupdate/BOS\\_062012.html](http://www.sdcounty.ca.gov/dplu/gpupdate/BOS_062012.html)

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### **Bi-Annual Cleanup General Plan Amendment (GPA 12-007)**

On Aug. 3, 2011, the Board of Supervisors adopted the General Plan Update which was prepared over the course of many years, with much of the analysis occurring on a macro scale. Over the course of the General Plan Update hearings, interest was expressed in developing a mechanism for property owners to raise issues regarding the General Plan Update. Therefore, the Board of Supervisors directed staff to prepare a General Plan Amendment "clean up" every two years. This amendment will be the first time the General Plan goes through the bi-annual cleanup process. This cleanup will include minor land use map changes which are designed to correct mapping errors, reflect changes in ownership, or in response to changes in land-use patterns in place. It also contains language changes to correct errors, clarify a policy or position without changing its substance, and respond to issues arising during the use of the General Plan. As it becomes available, additional information will be provided on a Cleanup GPA web page at:

<http://www.sdcounty.ca.gov/dplu/advance/2013GPBiAnnualClnUp.html>

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## **Other Proposed Actions**

### **Site Implementation Agreement – Public Review Aug. 20**

This proposed ordinance introduces a new framework for a Site Implementation Agreement (SIA). The SIA would serve the function of a companion permit, in most instances, for subdivision maps. The SIA would assist in assuring the implementation of project requirements (i.e. conditions) associated with the development of subdivisions, mitigation of identified impacts, and on-going requirements after map recordation. In order to meet the timeline established by the Director, the draft ordinance is being sent out for a 30-day public review period. Comments on this proposed amendment are requested by August 20. A hearing before the Board of Supervisors is expected by January. Please send your comments or questions to Joseph Farace at (858) 694-3690 or by e-mail at [joseph.farace@sdcounty.ca.gov](mailto:joseph.farace@sdcounty.ca.gov).

The draft Site Implementation Agreement ordinance (POD 08-006) can be viewed on the Department of Planning and Land Use - Advance Planning page of the County of San Diego website at the following address:

<http://www.sdcounty.ca.gov/dplu/ordamend.html>

### **Design Review Compliance Checklist Process and Parking Regulations Zoning Ordinance Amendment (POD 11-005) - Board of Supervisors Hearing -September**

Draft Checklist and Parking Regulations:

<http://www.sdcounty.ca.gov/dplu/ordamend.html>

Advance Planning staff is working on Zoning Ordinance amendments related to project design. The first component is intended to streamline the community design review process by creating a new optional procedure for approval of site plans with "B" designators for applicants that meet specific qualifying standards and criteria. In addition to the ordinance amendments, a copy of the Fallbrook Design Review Compliance Checklist is included as part of the above link to provide an example of the proposed Design Compliance Checklist format.

The second component involves amending the Off-Street Parking Design Manual and the Parking Regulations in the County of San Diego Zoning Ordinance to reflect current and reasonable parking requirements and to ensure consistency with the new procedures as well as other development regulations. On June 8 the Planning Commission

recommended approval of the amendments. This item will be scheduled for a hearing before the Board of Supervisors in September.  
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<http://www.sdcounty.ca.gov/dplu/advance/index.html>  
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